

7.5.3.5

INSPECTION AND SPECIAL REGULATION OF MOBILE HOMES.

Mobile homes are considered by the County to be less durable and less resistant to deterioration than are conventional homes; therefore, all mobile homes which are used for human habitation, whether conforming or non-conforming, and whether located in mobile home parks, in mobile home subdivisions or on bona fide farms or ranches, shall be subject to the following special regulations:

7.5.3.5.1

Permits are required for mobile home plumbing and electrical hookups, and such hookups shall be made only by licensed plumbers and electricians.

7.5.3.5.2

No mobile home may be placed on a permanent foundation without state-approved modification.

7.5.3.5.3

A Certificate of Compliance is required for all mobile homes within the County, whether occupied or awaiting occupancy, and may be obtained from the Building Official following an inspection wherein the mobile home is found to meet the safety, sanitary and structural standards adopted by the County. The State inspection certificate will be honored in lieu of a Certificate of Compliance.

7.5.3.5.4

Each mobile home may be inspected annually, or upon evidence of need, by the Building Official, to determine whether the structure is sound and being kept in a safe and sanitary condition for human habitation. During the inspection the local Building Official may revoke the Certificate of Compliance or certificate in lieu thereof for cause, including but not limited to violation of the fire or sanitary codes adopted by the County, substantial deterioration of structure so as to adversely affect the health or safety of the occupants, or deterioration in appearance so as to adversely affect the health or safety of the occupants, or deterioration in appearance so as to be unsightly and to adversely affect the value of neighboring properties.

7.5.3.5.5

Upon the revocation of a Certificate of Compliance or certificate in lieu thereof, or a finding of non-compliance, the Building Official shall order the deficiencies corrected and a Certificate of Compliance obtained within thirty (30) days.

7.5.3.5.6

If such deficiencies are not corrected, or cannot be corrected, the mobile home shall be ordered vacated and removed from the premises upon which located, and shall not thereafter be used for human habitation within the County unless all deficiencies are corrected and a Certificate of Compliance obtained.